

AGENDA

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 13, 2009
7: 00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

Doors will open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speaker's time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Kohlstrand, Vice-President Ezzy Ashcraft, Board members Autorino, Cook, Cunningham, and Lynch.
4. MINUTES: Minutes from the meeting of March 9, 2009
Minutes from the meeting of March 23, 2009
Minutes from the meeting of April 27, 2009
Minutes from the meeting of May 11, 2009 (pending)
Minutes from the meeting of June 8, 2009 (pending)
5. AGENDA CHANGES AND DISCUSSION:
6. STAFF COMMUNICATIONS:
 - 6-A Fiscal Year 2009/2010 Work Program Review
 - 6-B Future Agendas
 - 6-C Zoning Administrator Report
7. ORAL COMMUNICATIONS:
 - * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

8-A Harbor Bay Business Park Association, Harbor Bay Isle Associates and Harbor Bay Entities -- Bay Farm Island (Primarily Harbor Bay Isle) DA89-01. A request for a Periodic Review of Development Agreement DA89-01, for the period through April 4, 2009, as required under Zoning Ordinance Section 30-95.1. The properties are zoned R-1-PD (One Family Residence/Planned Development Zoning District); C-M-PD (Commercial Manufacturing Planned Development Zoning District); O (Open Space Zoning District), and R-1-A-H (One Family Residence with Special Agricultural and Height Limit Combining Zoning District). (AT)

8-B Conformance Rezoning – Applicant: City of Alameda:

PLN09-0110 - 1913 Sherman Street (APN 074-0906-031-08) A rezoning of a 1.9 acre property from M-1-PD, Intermediate Industrial (Manufacturing) Planned Development District, to R-2-PD, Two Family Residence Planned Development District.

PLN09-0112 – 1590 and 1616 Fortmann Way (APN 072-0231-018-00) / PLN09-0116 – 2015 and 2025 Grand Street (APN 072-0381-002-00 and 072-0381-001-00) A rezoning of three parcels from M-2, General Industrial (Manufacturing) District, to R-4-PD, Neighborhood Residential Planned Development District.

PLN09-0113 – 2201 Clement Avenue (APN 071-0289-004-00) / PLN09-0114 – 2189 Clement Avenue (APN 071-0289-007-03) A rezoning of two separate parcels totaling approximately five acres from M-2, General Industrial (Manufacturing) District, to R-2-PD, Two Family Planned Development Residence District.

PLN09-0115 – 2100 Clement Avenue and 1924 Willow Street (APN 071-0228-001-02) A rezoning of a 2.7 acre parcel from M-1, Intermediate Industrial (Manufacturing) District, to R-2-PD, Two Family Planned Development Residence District.

8-C Zoning Text Amendment – Applicant – City of Alameda. The City of Alameda Planning Board will be considering and developing a recommendation to the City Council on a proposed amendment to the City of Alameda off-street parking regulations for the Park Street and Webster Street Commercial Districts. The proposed amendments establish new minimum and maximum off-street parking requirements and changes to the parking in-lieu fee requirements.
Staff is requesting a continuance of this item to a future meeting date.

9. REGULAR AGENDA ITEMS:

9-A. 2009-2010 Election of Planning Board Officers. The Planning Board will elect a new President and Vice President for the upcoming year, as required by the Planning Board By-Laws.

9-B Appeal of Major Design Review Approval - DR07-0046 – 1611 Walnut Street – Cheryl Clemans Appellant. Design review approval for a two-story addition and remodel to an existing two-story duplex is being appealed to the Planning Board for consideration.

9-C Use Permit – PLN09-0199 – Applicant - CONGLOBAL Industries at Encinal Terminals – A request to approve an amendment of the existing use permit UP-94-06 to allow ConGlobal to continue existing operations from September 26, 2009 through August 3, 2010. The existing use includes outdoor storage, refurbishing, and sale and lease of shipping containers.

Use Permit – PLN09-0184 – Applicant - Chengben “Peter” Wang for Encinal Terminals – A request to approve an amendment of the existing use permit UP-94-06 to allow for the outdoor storage, refurbishing, and sale and lease of shipping containers, outdoor storage of boats, watercraft, automobiles, RV’s, chassis, trailers, automotive equipment, vehicles, buses, trucks, mobile homes, construction equipment and materials for business, homes, commercial and/or household goods and ancillary uses including office or retail functions from September 26, 2009 through August 31, 2015.

Rezoning – PLN09-0222- Applicant - City of Alameda. A rezoning of property currently occupied by ConGlobal Industries from M-2, General Industrial (Manufacturing) District, to M-X Mixed Use Planned Development District to conform to the General Plan Mixed Use Designation.

10. WRITTEN COMMUNICATIONS:

11. BOARD COMMUNICATIONS:

Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendaize a matter of business on a future agenda.

12. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

* Materials related to an item on this agenda submitted to the Planning Board

after distribution of the agenda packet are available for public inspection in the Planning & Building Office, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours.

- * Sign language interpreters will be available upon request. Please contact the Planning & Building Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact the Planning & Building Department's Executive Assistant, Nancy McPeak, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.